

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

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Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Karen Vernon Alley

7904 Hwy 191

Maplesville, AL 36750

 QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Thomas E. Vernon and Elsie L. Vernon, husband and wife**, the "Grantor" herein, in hand paid by **Karen Vernon Alley**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Begin at the NE Corner of the Eastern ½ of the SW ¼ of NE ¼ of Sec 23, Township 21 South, Range 3 West, run South along the East boundary a distance of 122 feet to the point of beginning; Thence run South a distance of 10 feet; thence turn an angle to the right and run parallel to the North line of said ¼ section a distance of 354.9 feet; thence turn an angle to the right and run North 10 feet parallel to the East line of said ¼ section; thence turn an angle to the right and run parallel to the North line of said East ½ a distance of 356 feet to the point of beginning.

The SE ¼ of NE ¼ of Section 23, Township 21, Range 3 West, except 70 yards across the North side thereof.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby County**, Alabama.

TO HAVE AND TO HOLD to the said **Karen Vernon Alley** and Grantee's heirs and assigns forever.

Given under my hand and seal this 30th day of November, 2020.

Thomas E. Vernon
Thomas E. Vernon

Elsie L. Vernon
Elsie L. Vernon

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 12/03/2020
State of Alabama
Deed Tax: \$70.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Thomas**

Property Address: 254 and 272 Wooten Rd, Alabaster, AL 35007
Seller Address: 7904 Hwy 191, Maplesville, AL 36750
Buyer Address: 7904 Hwy 191, Maplesville, AL 36750
Assessor Value: \$46,770.00



20201203000552390 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
12/03/2020 10:36:59 AM FILED/CERT

Real Estate Sales Validation Form



20201203000552390 3/3 \$98.00
Shelby Cnty Judge of Probate, AL
12/03/2020 10:36:59 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Thomas & Elsie Vernon
Mailing Address 7904 Al. Hwy 191
Mapleville, AL 36750

Grantee's Name Karen Vernon Alley
Mailing Address 7904 Al. Hwy 191
Mapleville, AL 36750

Property Address 254 & 272 Water Rd
Alabaster, AL 35007

Date of Sale 11/30/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 69,520.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other Land Taxes

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/3/2020

Print Karen Vernon Alley

Unattested

(verified by)

Sign Karen Vernon Alley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1